

<u>APPLICATION NO:</u>	24/00653/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	17 Sandown Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION AND FRONT PORCH		

Site Description

The application relates to a detached two storey dwelling at no.17 Sandown Avenue. The application site is located within an area Allocated for Housing Development, as shown on the Local Plan Policies Map and defined by Policy CS3 of the Knowsley Local Plan: Core Strategy (January 2016).

Proposal

The proposal seeks to erect a single storey rear extension and a front porch.

The proposed single storey rear extension would project 3.028m from the original rear wall and measure 6.14m wide. A mono-pitch roof with 3no. Velux rooflights is proposed and would measure 3.6m to the ridge. The existing set of uPVC sliding doors will also be re-used to the rear elevation.

The proposed front porch would project 1.228m from the front elevation and measure 2.69m wide. It would have a hipped roof and measure 3m to the ridge. The front elevation would feature a new composite entrance door.

The proposed development will be finished in matching facing brickwork to the walls, matching brown concrete roof tiles.

Consultations

Environmental Health (06.01.2025): No objections in principle. The application site is located within a former landfill which was investigated under planning approval ref: 09/00556/OUT, where earthworks were undertaken, and remediation measures put into place. As such, there is potential contamination and conditions are requested to provide an implementation plan; a validation statement; and for water suppression to be used to minimise dust emissions.

Cadent Gas Limited: No comments received.

Representations

This application has been publicised by letters sent to 8no. neighbours. No representations have been received.

Planning History

None relevant.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This

means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

Knowsley Local Plan Core Strategy (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Policy ENV5: Contaminated Land

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

National Policies

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Neighbouring Amenity;
- Design and Visual Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Ground Conditions.

Compliance with Householder Development SPD

Rear Extension

The proposed single storey rear extension would project 3.028m from the original rear wall and would comply with the 4m threshold. The proposal would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Front Porch

The proposed front porch is deemed to have a style, design and scale which will respect the character of the surrounding residential area. Given its small-scale size, it would not appear dominating within the street scene. It would also not project beyond the building line of neighbouring dwellings along Sandown Avenue and would have a sufficient set-back from the highway. The proposed porch will also be to a detached dwelling which can accommodate the proposal. The proposal would therefore accord with the guidelines under Part 7.5 of the Householder Development SPD.

Neighbouring Amenity

No.19 Sandown Avenue

No.19 is the adjacent dwelling to the east. The proposed single storey rear extension would be built close to the shared boundary with this neighbour. However, it would be below the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid causing overshadowing, loss of outlook or loss of privacy. There are also no openings proposed to the side elevation facing towards no.19 and the existing fence will provide a degree of screening. Therefore, the impact in terms of loss of privacy or direct overlooking will be minimal. The proposed front porch will also be set to the west side of the dwelling and would be sufficiently distanced from the boundary with no.19. Given its small-scale size, any impact in terms of overshadowing is also considered to be limited.

No.11 and no.15 Sandown Avenue

No.11 and no.15 are the adjacent dwellings to the west. The proposed rear extension would be sufficiently distanced over 11m away from the rear elevations of these neighbours. Together with the existing fence and the application site's rear garden being set on a lower ground level, it is considered that the proposal's impact upon loss of light and outlooks, or overshadowing will be limited. There are also no openings proposed to the side elevation facing towards these neighbours, ensuring that no direct overlooking or loss of privacy occurs. Additionally, the proposed front porch would be fully screened by the application property and is considered to have a negligible impact upon the residential amenities of these neighbours.

No. 2 Merchant Grove

No.2 is the neighbouring property to the rear. The proposal will feature a set of glazed sliding doors to the rear elevation which would face towards no.2's rear garden. However, a distance of over 7m will be provided to the shared rear boundary. These doors are also a re-use of the existing ones to the rear and are not considered to have any greater, significant impact. Any impact in terms of loss of privacy, light or outlooks is therefore deemed to be minimal. The proposed front porch would be fully screened by the application property and is considered to have a negligible impact upon this neighbour.

No.12 Sandown Avenue

No.12 is the opposing neighbour to the front. The proposal will feature a door entrance set further forwards to the front elevation, which would face towards no.12. However, these will be sufficiently distanced over 19m away from this neighbour's front elevation. The proposed entrance door is also not considered to have any

greater, significant impact than the existing front elevation openings. Any impact in terms of direct overlooking and loss of privacy will therefore be limited. The proposed rear extension would be fully screened by the application property and is considered to have a negligible impact upon this neighbour.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extensions are considered to appear as proportionate and subservient additions to the main dwelling due to their single storey height. Both extensions will also have a matching pitched roof and will be finished in matching materials. The proposed depth of the rear extension is acceptable and would ensure that it does not overwhelm or dominate the original dwelling. Given that it is sited to the rear, it would also not appear highly visible from public vantage points. Additionally, the surrounding area is characterised by front porches and integrated garages which have a slight forward projection. The proposed front porch will therefore appear in keeping with these existing developments. It would also not extend beyond the building line established by no.1 Merchant Grove and no.21 Sandown Avenue. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would not affect existing parking or access arrangements and would have an acceptable impact upon access, highway safety and parking provision, in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposal would not affect the existing waste storage arrangements and is acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Ground Conditions

Environmental Health have been consulted and notes that the application site is within a former landfill which was investigated and monitored under previous planning approval ref: 09/00556/OUT. As part of the permission, earthworks were undertaken, and remediation measures were put into place to ensure that the site is suitable for a residential end use. This involved the installation of a gas/vapour protection membrane (Visqueen GX). Following installation, each plot was visually inspected for compliance with the specification including the subfloor void and airbricks, protection membrane type and installation validation. Independent integrity testing of the membrane was undertaken at 1 in 3 properties. The provision of a 600mm clean cover soil system underlain by a high visibility geotextile membrane in all areas of soft landscaping including gardens was also undertaken.

As such, there is the potential that some contamination may still exist below the hard standing areas and beneath 600mm within the garden. Conditions have therefore been requested by Environmental Health for the provision of an implementation plan; a validation statement to be submitted upon completion of works; and for water suppression to be used to minimise dust emissions. An informative will also be

attached to remind the applicant of their responsibilities relating to contamination. Subject to the above conditions and informative, the proposal is deemed to be acceptable in terms of land contamination, in accordance with Saved Policy ENV5 of the Knowsley Replacement UDP and the NPPF.

Conclusion

The principle of the proposal is considered acceptable. The proposed development would have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. Matters relating to land contamination will also be mitigated by conditions. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

Recommendation

That Planning Permission be granted subject to the following Condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.

Reason: To secure a satisfactory development in materials which are appropriate for the locality in accordance with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), Policy CS19 and CS20 of the Knowsley Local Plan Core Strategy (Adopted January 2016), the National Planning Policy Framework.

- 4) No development hereby approved shall commence until an implementation plan has been submitted to and approved in writing by the Local Planning Authority. The implementation plan must be carried out by a competent person and shall set out details in respect to the following matters:

Gas/vapour protection membrane

- What specific gas/vapour membrane will be used? The membrane specification must be at least equal to that already installed under the property.
- How will it be installed and specifically how will the new membrane be integrated with the existing gas protection measures, including ventilation arrangements.
- The name of the competent persons / company installing the membrane?
- How the installation of the membrane will be validated?
- The measures to be installed must comply with the British Standard BS 8485:2015 +A1:2019.

Cover system

- How material excavated for the foundations and other earthworks from

beneath the existing patio and/or beneath the high visibility membrane (if present) will be removed and disposed of offsite and will not impact any clean cover system in place at this property.

The development hereby approved shall then be carried out in accordance with the approved plan.

Thereafter, within three months following completion of the proposed works, a validation statement to confirm that the works have been carried out in accordance with the approved plan shall be produced, submitted to and approved in writing by the Local Planning Authority.

Reason: Details are required prior to the commencement of development to ensure that any contamination is treated to the satisfaction of the Local Planning Authority in accordance with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework, which states that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

- 5) No development hereby approved shall commence until details for the use of water suppression systems to minimise dust pollution from the excavated materials during site clearance and construction works has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: Details are required prior to the commencement of development to minimise and mitigate to acceptable levels any effects that the development may have in terms of dust pollution and to protect the amenities of the neighbouring occupiers, in accordance with Policy CS2 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/12/2024	17SAND/PD/01	-	Site Location Plan
13/12/2024	17SAND/PD/03	Rev. A	Proposed Floor Plan & Elevations

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **4 February 2025**

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

1. The responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site. If contaminated material is encountered, the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.